

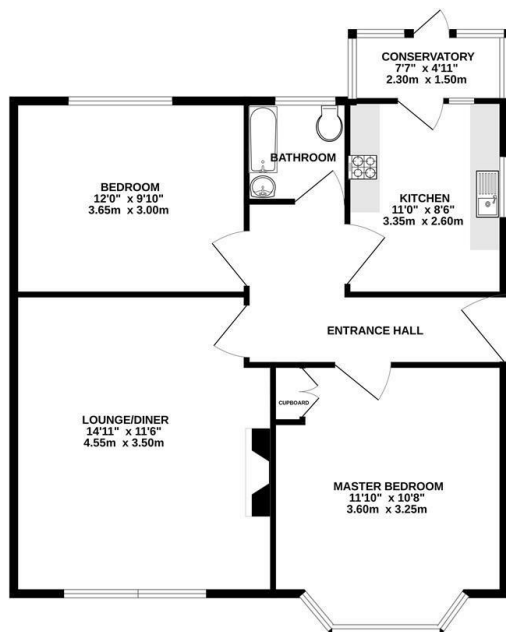


## St Augustines Gardens, Ipswich, Suffolk, IP3 8NS

£1,195 PCM

- Unfurnished two bedroom semi detached bungalow
- Kitchen
- Garage and driveway
- EPC rating - D
- Situated to the East of Ipswich
- Bathroom with a shower
- Large enclosed rear garden
- Large living room space
- Conservatory
- Gas central heating and double glazing

GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan (unrelated third party measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	